

Eucalyptus Grove Homeowners

Annual Meeting

January 13, 2005

Minutes

(Subject to Membership's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm.

Board Members present:

Greg Honnold (Vice-President)

Cathy Leyva (Secretary)

Also in attendance:

Bob Bartlein, James Nguyen--Bartlein & Company, Inc.

Bill Bold--Scribe

Roll Call

A total of 50 units were represented in person or by proxy. A quorum was not achieved. The Association members present elected to proceed, with this "unofficial" meeting. The adjourned meeting is rescheduled for Thursday, February 3, at 6:00 pm, at which time the Board, with its proxies, will ratify any actions taken at this evening's "unofficial" meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 2, 2004.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue:	\$535,651.54
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Operating Expenses:	402,230.50
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Reserve Expenditures:	192,555.06
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Reserve Total:	\$375,861.04
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As of Jan. 1, 2005, the Association Reserve is 34% fully funded.

The Treasurer's Report was approved as presented.

President, Dan Baxter highlighted the Grove website and his ongoing work with the siding claim. There are many hoops to jump through for the siding settlement. Perhaps in the near future, the Association may need to hire an attorney to assist in this process.

Vice President, Greg Honnold summarized a news story in which an unscrupulous president of a homeowner's association absconded with funds from his association – a reminder to the members to be trusting but informed on Board member's actions.

Secretary, Cathy Leyva asked for continued and advancing involvement by homeowners in the activities of the Association, and thanked all of those who have volunteered in the past. Ms. Leyva finished with a reminder to all homeowners to conscientiously monitor and maintain items in the development, which they are responsible for, such as gas and water supply lines to individual units.

Election of Board

A motion was presented, seconded and **approved** requesting the existing Board to extend their term from one year to two years. All three Board members agreed to this offer. Their term will expire next year.

The following Association members were **nominated** to serve a two-year term on the Board: Mike Ashby and Craig Nicholson. It was moved & seconded to close and elect the slate. Unanimous.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the **Excess Funds Resolution** and ratified the Board's actions taken in 2004. The membership officially **thanked the** Board Members for their dedication and hard work volunteered to the Association. The Board's actions in 2004 were also ratified by the membership. To this end, a motion was placed and unanimously approved to award the Board Members a complimentary dinner, from the members of the Association.

Topics of Open Discussion included:

- Juveniles playing on or near the property fence next to the railroad tracks;
- An alternative to gas termite fumigation;
- Need for designated motorcycle parking spaces;
- Status of recycling facilities at the Grove, and suggestions on improving the recycling effort;
- Skunks on the Grove property;
- Clearing leaves from roof gutters, and
- Painting of front doors.

Adjournment

The **2005 Annual Meeting** was adjourned at 7:23 pm.

The Board scheduled the Adjourned Annual Meeting for Thurs., February 3, 2005, at 6:00 pm, in the Meeting Room at 7610 Hollister Ave. The February Board of Directors meeting will follow immediately after.

Eucalyptus Grove Homeowners Annual Meeting

January 13, 2005

Minutes

(Subject to Membership's approval)

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Board Members present:

Greg Honnold (Vice-President)

Cathy Leyva (Secretary)

Also in attendance:

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Bill Bold--Scribe

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Operating Expenses: 402,230.50

Reserve Expenditures: 192,555.06

Reserve Total: \$375,861.04

As of Jan. 1, 2005, the Association Reserve is 34% fully funded.

The Treasurer's Report was approved as presented.

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The Board scheduled the Adjourned Annual Meeting for Thurs., February 3, 2005, at 6:00 pm, in the Meeting Room at 7610 Hollister Ave. The February Board of Directors meeting will follow immediately after.

**Eucalyptus Grove Homeowners
Adjourned Annual Meeting
February 3, 2005
Minutes**

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:06 pm.

Also in attendance:

Greg Honnold (Vice-President)
Cathy Leyva (Secretary)
Michael Ashby (Board nominee)
Craig Nicholson (Board nominee)
Mr. Rauch (unit 351)
James Nguyen--Bartlein and Co.
Bill Bold--Scribe

Roll Call

A total of 48 units were represented in person or by proxy.
A quorum was achieved.

Proof of Notice

All owners of record were sent Notice of Meeting on January 17, 2005.

Old Business

A motion to ratify all actions taken at the January 13, 2005 Annual Meeting was proposed and seconded. The motion was unanimously approved.

Adjournment

The meeting was adjourned at 6:09 pm.

**Eucalyptus Grove Homeowners
Board of Directors Meeting
February 3, 2005
Minutes**

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:10 pm.

Also in attendance were:

Michael Ashby (Vice President),
Cathy Leyva (Secretary),
Greg Honnold (Treasurer),
Craig Nicholson (Member-At-Large),
Mr. Rauch (unit 351),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

Mr. Rauch (unit 351) **discussed a number of issues** with the Board, including:

The definition of the "Excess Funds" resolution, approved at the Annual Meeting;
The condition of the map of the Grove at the entrance;
The wind damaged building number sign at the entrance;
Recycling issues;
The condition of the doors for the utility closets at each building;
The Grove Reserve study; and,
The change in "Fully Funded" percentage.

The Board explained the meaning / significance of the appropriate issues (Excess Funds, Fully Funded Percentage, Reserve Study), updated the Homeowner on works already in progress (Trash Bin Enclosure modifications), and assured the Homeowner that the entry way signs will be repaired / repainted, and the utility doors will be inspected and replaced or repaired as required.

J. Nguyen notified the Board that Mr. Burke (unit 229) had requested his building (7626) not be **fumigated** (tented) this year, and requests the Board investigate "other-than-gas" fumigation methods. The Board will look into this matter. At this point, building 7626 is not scheduled to be fumigated this year.

The December **meeting minutes** were reviewed and **approved** as presented.

The **Treasurer's Report** included the following totals:

Total income	\$47,153.00
Operating	
expenditures	45,893.82
Reserve expenditures	35,000.00
Total assets	\$332,402.72

The Board **approved** the January Treasurer's Report as presented.

The Board discussed the current account levels in the three savings accounts, and approved the transfer of \$40,000.00 from Community West Bank, and \$50,000.00 from State Farm Bank into the Grove Operating Account. The Board expects to receive bills for exterior painting and dry rot repair work soon.

James Nguyen received the signatures from the Board members for the bank signature cards.

In Committee Reports, **Landscaping** was discussed at length, citing the recent **rainstorm** damage. Significant drain and drainage ditch clearing work was required by Progressive Landscaping. It appears much of the drainage problem suffered at the southwest section of the Grove is a result of drain blockage on the Ellwood School property. The Board discussed Ellwood School's possible responsibility in this issue. At the Grove, Progressive Landscaping cleared drains and ditches, repaired drainage ditches and removed downed trees at the cost of \$4850.00. Progressive Landscaping proposed an additional \$4100.00 in drain installation to the Board. The Board had previously approved the first figure, and approved the installation of the new drains, as presented by Progressive Landscaping.

M. Ashby volunteered to define the scope of the Landscaping Contractor at the Grove. Once defined, Mr. Ashby will seek competitive bids on this service at the Grove.

The Board asked J. Nguyen to relay a request to Progressive Landscaping to not dump their "Green Waste" in the Grove dumpsters.

Approval for the **Stream bank project** is still in the hands of the City of Goleta. D. Baxter informed the Board that **repairs** of the culvert would need to be carried out very soon.

On the subject of **Governing Documents**, Craig Nicholson volunteered to review and make recommendations for the updating of the Grove CC&Rs and By-laws.

Old Business

The Board briefly discussed the status of the **Exterior Painting project**.

D. Baxter reported on the subject of the Application for Reimbursement for **defective siding**. At the moment, further damage inspection (by the settlement inspectors), is the issue delaying movement on the application. The Board discussed hiring a Paralegal to help in the processing of the application. A note will be put in the Grove newsletter asking for volunteers for this position. D. Baxter offered to consult a local attorney for advice on the application resolution issue.

Cathy Leyva presented the final draft of the new **Pool Rules sign** to the Board. After addressing a few detail changes, the Board unanimously approved the sign. The design will be turned over to a sign maker on Feb. 4, 2005.

J. Nguyen informed the Board **new card readers** will be installed at the Pool and

Exercise Room on Feb. 17, 2005. **Facilities Passes** for 2005 will be mailed to homeowners during the month of February.

Greg Honnold reported to the Board that the **Motorcycle Parking** space in Phase I has been repainted to allow more room for cars accessing the assigned parking spaces near the motorcycle parking area.

Mr. Honnold also updated the Board on the status of the modifications proposed for the **Trash Enclosure** at building 7610.

New Business

The Board voted unanimously to **decline** the offer for a free **dinner gift**, as approved by the Annual Meeting attendees at last month's meeting.

The Board briefly discussed the quote received for replacement of the **Jacuzzi water filter** for \$1250.00 as presented by Perfect Pools. The Board approved this expenditure.

In a question posed by G. Honnold, J. Nguyen verified that a list of eleven required **budgetary disclosures** to homeowners have been provided.

Greg distributed information to the Board on the issues of earthquake and **disaster readiness**, as well as information from the Office of Homeland Security on terrorist attack preparedness.

(At this time, the Board adjourned to **Executive Session**)

The February meeting was **adjourned** at 9:38.

The next Board meeting is scheduled for **Thursday, March 8, 2005 at 6:00 pm.**

Eucalyptus Grove Homeowners Board of Directors Meeting

April 14, 2005

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:02 pm. The meeting was held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby,
Cathy Leyva,
Greg Honnold,
Craig Nicholson,
(All Board Members present)
Ms. Mason (unit 338),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

Ms. Mason, reported on the **siding restitution application** project. Citing little or no helpful cooperation from the Claim Administrators, Ms. Mason has compiled 11 packets representing the 11 buildings at the Grove which she will submit, compliant with the latest request by the Claim Administrator.

The Board discussed a request by the owners of units 233 and 333 to remove a small **eucalyptus tree** that has become an obstacle for persons using the sidewalk near building 7628. The Board approved this request and will direct Progressive Landscaping to remove the tree.

The March **meeting minutes** were reviewed and **approved** as presented.

The Treasurer's Report included the following totals:

Total income	\$51,041.95
Operating	
expenditures	101,996.28
Reserve expenditures	30,000.00
Transfer from reserve	87,502.48
Total assets	\$190,732.11

The Board **approved** the March Treasurer's Report as presented.

The Board discussed the possibility of requiring a **Special Assessment** of all Homeowners to help defray the cost of ongoing siding repairs. The Board agreed to hold a Special Meeting Tues., April 19, 2005 at 4:15pm in the offices of Bartlein and Co., Inc. to discuss this issue further. Notice of the meeting will be posted at the mailbox buildings at the Grove; J. Nguyen will supply further notifications, as required.

Committee Reports:

M. Ashby reported on his continuing study of **Landscape Maintenance** and our current provider. The assessment thus far is Progressive Landscaping does not appear to be fulfilling the spirit of their contract. C. Leyva mentioned the difficulties possibly encountered by Progressive in landscape maintenance during a time when the painters are working in areas Progressive is tasked with maintaining. The Board suggested Mike do a walk-through of the Grove with Arturo Gonzalez of Progressive and discuss the areas Mike feels are not being tended to. Mike has prepared a required landscape maintenance proposal that he has asked the Board to comment on. Mike proposes to put this proposal out to bid.

C. Leyva added that the post-paint landscape restoration at building 7610 is currently in progress; noted tree roots are starting to lift a section of sidewalk at building 7602 and the mudslide area near building 7640 needs attention. No Board action was taken on these issues at this time.

J. Nguyen has sent a letter to So. Pacific Railroad requesting the debris on the SPRR side of the property fence be removed. No reply has been received at this time.

Dan Baxter reported he continues to maintain and update the **Grove website**. He has recently renewed the website for a year and is seeking a homeowner to take over as Webmaster.

The Board briefly discussed the updating of the **CC&Rs/By-laws**. No action was required at this time.

Old Business

After a short review of recently discussed **dry rot** damage sites, the Board unanimously agreed to table all new dry rot repair orders until a decision is made on the Special Assessment.

J. Nguyen reported to the Board that Fuentes Painting is nearing completion of the **exterior painting project**, with front door repainting the latest task. The Board approved the action and directed J. Nguyen to ask Fuentes Painting to paint over the large red "Xs" which had been anonymously marked on the exterior of building 7620.

The Board reviewed a list of **decks** needing **resurfacing**, compiled by Seaview Construction. The Board requested the blue tape, used to identify areas requiring dry rot repairs be removed at this time. No further Board action on these issues was taken at this time.

J. Nguyen reported on a number of issues to the Board:

- The owner of unit 324, complying with a Board request, will replace the **utility doors** for his unit by May 12;
- Progressive Landscaping has been notified to put a hold on creek erosion repair work until further notice;
- No word at this time from Ellwood School on the subject of the broken drainpipe. M. Ashby volunteered to look into this;

- A bid for trimming tree roots near water meters was requested from Arbor Tree services and Progressive Landscaping—awaiting a response from Progressive. The Board asked if this work is part of the Progressive Landscaping contract. James N. will look into this;
- Towing company “Smitty’s” will require a signature from an “authorized member” prior to any parking violation towing at the Grove;

None of the above actions required Board action at this time.

New Business

Greg Honnold notified the Board that a homeowner had left notes on parking violators’ cars threatening towing and signed the notes indicating a Board member wrote them. The wording of the note, the Board felt they had some leads on the identity of the “Parking Vigilante” and would diplomatically speak to the perpetrator.

A brief discussion was held on the problem some homeowners encounter when, out of choice, there is no “land line” phone connection to a unit, and, a cell phone is the only phone available in the unit. In many cases, the cell phone signal will not open the auto entry gate, when requested by a visitor calling the unit through the entry gate phone system. The Board acknowledged the issue but had no immediate answer to this problem other than the installation of a GTE “land line”. No action taken at this time.

(At this time, the Board adjourned to **Executive Session**)

The March meeting was **adjourned** at 8:16.

The next Board meeting is scheduled for **Thursday, May 12, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

**EUCALYPTUS GROVE OWNERS ASSOCIATION
SPECIAL BOARD MEETING
APRIL 19, 2005 (4:15PM)
MINUTES
(Subject to Board's Approval)**

Board Members Present: Dan Baxter, President; Greg Honnold, Treasurer; Cathy Leyva, Secretary; Mike Ashby, Vice-President; Craig Nicholson, At-Large. Also present were Bob Bartlein & James Nguyen, Management.

Dan called the meeting to order at 4:25PM.

Board discussed the situation of another unit (#252) having 2 small dogs. The owner has a note from her doctor. After further discussion, Mike moved that a letter be sent to the unit owner saying that she must get rid of her dog by June 1, 2005. Cathy seconded. Unanimously passed.

Board confirmed decision to proceed with hiring Atty. Jim Smith of Groekenberger & Smith to enforce the governing documents (against unit #254).

Dan presented a spreadsheet of the current and projected financial status of the Association. Board unanimously agreed that a special assessment is needed to fund the continuation siding repair project. Some unit decks have potential dangerous condition to the occupants. Due to the danger rotted decks are, the Board agreed that the situation is a threat to personal safety. Additionally, the extent of the damage and cost to repair could not have been reasonably foreseen by the board when it prepared the budget. After a lengthy discussion and reviewing various options, the Board unanimously agreed to exercise Civil Code 1366 (b 2 & 3). Greg moved to have a special assessment of \$3,000 for each unit, with installments of \$1,000 due on 8/1/05, 10/1/05, and 12/1/05. Cathy seconded. Unanimously passed.

Board will arrange for an informational-meeting only for the membership on May 12, 2005, at 6PM, at a location to be determined.

Meeting adjourned at 6:25PM.

Submitted by Cathy Leyva, Secretary.

Eucalyptus Grove Homeowners Board of Directors Meeting

May 12, 2005

Minutes

(Subject to Board of Director's approval)

(An "Informational Meeting" preceded the Board meeting for the Homeowners to explain the nature of the \$3,000 Special Assessment.)

Board President, Dan Baxter, called the meeting to order at 7:23 pm. The meeting was held in the Conference Room at the South Coast Inn, 5620 Calle Real, Goleta, CA.

Also in attendance were:

Michael Ashby, Cathy Leyva, Greg Honnold, Craig Nicholson, (All Board Members present)
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

The **April 14th Board meeting minutes** were reviewed and one correction was made:

In the Committee Report on the Siding Restitution Project, the text was revised to read:

" . . . Ms. Mason has compiled 17 packets representing the 17 buildings and structures at the Grove which she will submit, compliant with the latest request by the Claim Administrator."

With this change, the April meeting minutes were **approved**.

The **Special Meeting minutes** (4/19/05) were reviewed and one correction was applied:

In the first topic of discussion pertaining to a homeowner's violation of the CC&Rs rule on number of pets allowed:

" . . . a letter be sent to the unit owner saying that she must get rid of one of the owner's dogs per EGHOA CC&Rs by June 1, 2005."

With this change, the April Special Meeting minutes were **approved**.

The Treasurer's Report included the following totals:

Total income	\$47,208.00
Operating	
expenditures	57,489.03
Reserve expenditures	18,355.00
Transfer from reserve	40,000.00
Total assets	\$163,307.70

The Board **approved** the April Treasurer's Report as presented.

Committee Reports:

M. Ashby again asked for feedback from Board members on his **Landscaping** Maintenance Contract proposal. C. Nicholson requested a periodic creek erosion status report/monitoring be added to the contract. D. Baxter requested the performance of the landscaping contractor be reassessed each 6 months. M. Ashby noted that he feels there has been a slight improvement in service, lately, from Progressive Landscaping.

C. Leyva reported she had arranged a meeting with A. Gonzales (Progressive Landscaping) but Mr. Gonzalez did not attend the meeting. Ms. Leyva voiced concerns about the post-painting restoration of landscaping around building 7610. Finally, Ms. Leyva reported that Ms. Gross (unit 332) had requested the small tree scheduled for removal at building 7628 be replanted near her unit at building 7626. The Board approved this request. No Board action was required on the other Landscaping issues at this time.

C. Nicholson introduced a brief discussion on Grove **governing documents**, specifically the By-laws relative to the CC&Rs.

Dan Baxter reported he continues to maintain and update the **Grove website**.

Old Business

J. Nguyen reported on a number of issues to the Board:

- The status of the **exterior painting project**, nearing completion with bike rack repainting and final touch-up the latest tasks. Notices requiring all bicycles be removed from the bike rack will be posted two weeks in advance the work; a notice to this effect will appear in the Grove newsletter, as well. The Grove paint color codes/names will also be included in the next newsletter.
- The owner of unit 324, per a Board request, has not yet replaced the **utility doors** for his unit. He has asked for a two-week extension on this project. The Board agreed.
- Progressive Landscaping has been notified to put a hold on **creek erosion repair** work until further notice;
- No word at this time from Ellwood School on the subject of the **broken drainpipe**. M. Ashby volunteered to look into this;
- A bid for trimming **tree roots near water meters** was requested from Arbor Tree services and Progressive Landscaping—awaiting a response from Progressive. In response to the Board question if this work is part of the Progressive Landscaping contract, James N. reported that this work is not part of the existing contract.

None of the above issues required Board action at this time.

The Board briefly discussed the list of **decks** requiring **resurfacing**, as compiled by Seaview Construction.

The Board briefly discussed the receipt of a **paving repair** bid of approximately \$50,000. No action taken on this issue.

New Business

Following notification from a homeowner, the Board discussed the need to replace the **French drain** located next to unit 128 (building 7636), which has apparently failed and has allowed water to seep into the unit. The Board received one bid (\$14,523.60) from Ramstrum Construction and is seeking a second bid. M. Ashby suggested seeking a bid for an “Elgin” prefabricated drain at this location and will follow up on obtaining the bid.

While the specific contractor has not been chosen, the Board **approved** repairing the drainage at this location.

The Board approved **roofing repair** work at buildings 7626 and 7602 by H&H Roofing at a cost of \$4279.00. These repairs were recommended following the periodic roof survey recently carried out by H&H.

The Board briefly discussed securing a “**Pool Monitor**” for weekends in the summer. No action taken.

J. Nguyen notified the Board that there has been a revision to the civil code concerning internal **dispute resolution**. The civil code was attached to the agenda.

G. Honnold presented three issues to the Board:

- The institution of an **annual** development (structural) **inspection** at the Grove as suggested in the Informational Meeting on this date. Board discussed, tabled issue.
- A **trellis** installed on the patio of unit 254, which is in violation of the CC&Rs. The Board approved a letter be sent to the homeowner requesting its removal.
- The accumulation of household items (“**clutter**”) on unit **patios**. C. Leyva volunteered to post notices on the errant items requesting their removal.

The Board requested J. Nguyen send a letter to the owner of unit near #223 (bldg. 7620) requesting the removal of an **unapproved shade** installed at this unit. J. Nguyen will follow up.

M. Ashby requested a reminder notice be placed in the newsletter concerning **dogs** wandering the Grove property **unleashed**. J. Nguyen will follow up.

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 8:52.

The next Board meeting is scheduled for **Thursday, June 9, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Board of Directors Meeting

June 9, 2005

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby, Cathy Leyva, Greg Honnold, Craig Nicholson, (All Board Members present)
Mr. Avila (unit 116), Mr. Dunkley (unit 329), Mr. Rauch (unit 251),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

- Mr. Dunkley (329) asked the Board for information on **front doors** and **floors**.
- Mr. Rauch (351) asked the Board a few questions on **asphalt paving** repairs and schedule.

The **May Board meeting minutes** were reviewed and **approved** as presented.

The **Treasurer's Report** included the following totals:

Total income	\$56,511.06
Operating	
expenditures	30,560.23
Reserve expenditures	16,230.00
Transfer to reserve	10,197.77
Total assets	\$172,599.88

The Board **approved** the April Treasurer's Report as presented.

Ms. Mason gave the Board an update on activities with the **siding** class action suit. The Board suggested several actions to collect repair history and original construction data and approved seeking legal advice on the issue.

Committee Reports:

- M. Ashby asked for Board approval of the Landscaping RFP; suggested using woodchips around building 7610.
- C. Leyva toured the Grove with Mr. Gonzalez from Progressive Landscaping, reported carports and common areas still littered with homeowner's personal items.
- D. Baxter asked (C. Nicholson) for an outline of proposed changes to the Grove governing documents.
- Dan Baxter reported he continues to maintain and update the **Grove website**.

Old Business

- Fuentes Painting finished with **exterior painting project**.
- The Board approved repairing the **decks** (Seaview Const.) – “high priority” safety concerned units first, start with bldg. 7624.
- Board decided **utility doors** at unit 324 must be replaced within 30 days of deck repair.
- D. Baxter to meet with the City of Goleta on the issue of the **stream bank repairs**.
- M. Ashby talked to Superintendent .of Maintenance . for Ellwood School, **drains** will be cleaned, fixed when school is out.
- Board to ask Progressive to **cut roots** and install root barrier at water meters, bldg 7632, if cost is less than \$500.00 – higher cost will require Board approval.
- Board approved revised bid from Ramstrum for **french drain** replacement at unit 128 (7636).
- The Board asked J. Nguyen to seek additional bids (itemized) for **asphalt paving** repairs.
- The Board approved **modifying** the **dumpster area** at 7610 to accommodate more recycling bins per G. Honnold’s prior research. M. Ashby to publicize and explain the modification in the newsletter/website.
- G. Honnold requested letters be sent asking the removal of a **trellis** (unit 254), an exterior **wall ornament** (unit 312), and asked a notice be included in the newsletter about deadline for recovering **bicycles removed** from bike racks during painting.

New Business

- G. Honnold requested the **Fire Department** inspect the area near the railroad tracks that has a large buildup of eucalyptus debris.
- G. Honnold requested the **Emergency Information** posted at the mailbox areas be updated.
- G. Honnold requested the water, gas and electric **meters** be **reidentified** (“renumbered”), as required.
- The Board requested an item in the newsletter asking for volunteers for the (Board) **Nominating Committee**, to be posted in October or November.
- The Board requested an item in the newsletter reminding owners it is a violation of the CC&Rs to use the “**attic**” **area** above third story unit for storage or other purposes.
- The Board approved replacing sections of **sidewalk** at bldgs. 7610 and 7630 (trip hazards).
- C. Leyva will do a **survey of sidewalks** for repairs (trip hazards, etc.).

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 8:30PM

The next Board meeting is scheduled for **Thursday, July 14, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Board of Directors Meeting July 14, 2005 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby, Cathy Leyva, Craig Nicholson, (All Board Members except Greg Honnold present),
Mr. Guillen (unit 330), Ms. Nelson (unit 366), Mr. Rauch (unit 251),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

- Mr. Guillen (330) asked the Board for information on **front doors** and **roof repairs**.
- Ms. Nelson (366) asked the Board for a modified **payment schedule** for the special assessment. Board denied this request.
- Mr. Rauch (351) asked the Board for information on **deck repair** scheduling.
- Homeowner Bishop (245), via correspondence, requested permission to install a **lattice screen** on their patio. Board approved.
- Homeowner Sewell, via correspondence, requested a **handicapped parking space** at building 7606. Board asked James N. to seek information as to why this request was made.

The **June Board meeting minutes** were reviewed and **approved** as presented.

The **Treasurer's Report** included the following totals:

Total income	\$55,677.00
Total expenditures	26,357.56
Transfer to reserve	24,319.44
Total assets	\$202,537.23

The Board **approved** the June Treasurer's Report as presented.

Ms. Mason gave the Board an update on activities with the **siding** class action suit.

Committee Reports:

- C. Leyva reported she surveyed the condition of **landscaping** around building 7610 with A. Gonzalez from Progressive Landscaping.
- C. Leyva has volunteered to look into writing an article for the **website** that will focus on positive improvements and trends at the Grove in recent months.

Old Business

- D. Baxter has reviewed the **creek bed** status with the City of Goleta and will request the work permit returned and fee refunded.
- The Board now requests a current bid for **creek bed repair** from Progressive Landscaping.
- The Board set the order of **deck repair** by Sea View Construction as: Bldg. 7624, 7620, 7630, 7638, 7628, and 7606. Work to begin in July.
- J. Nguyen reported that Ellwood School will perform drain modifications to lessen **runoff** at the Grove.
- Progressive Landscaping has recommended removing the tree at bldg. 7632 to solve the **root problem** at the water meters. Will send a proposal to the Board.
- Ramstrum Const. will begin **French drain repair** at unit 126 (7636) on July 18.
- The Board approved the bid by GPM for **asphalt repairs**, to begin in Aug / Sept.
- The Board requested a second mailing for the resident / owner **questionnaire**, 30 day return requested.
- No reply has been received from the **Fire Dept.** on inspecting the area near the railroad track.
- Decision on a **tree replacement policy** tabled.
- The Board approved repairs to **sidewalks** to eliminate **trip hazards**.
- **Bicycles** removed during painting will be stored one more month, and then hauled away.

New Business

- The Board approved the **resurfacing of common deck** at units 304 / 305 (7602).
- The Board approved the **repair** to the **roof** / chimney area above unit 316 (7610).
- The Board granted permission for the owner of unit 203 (7602) to temporarily **store** a sink and cabinet in **common area** while leak repairs for unit 303.
- The Board approved extending the **rental period** for the owner of unit 126 (7634) while he is overseas for **military call up**.
- The Board approved a "cold patch" **repair** to the driveway near the entry gate.

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 8:37

The next Board meeting is scheduled for **Thursday, August 11, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 11, 2005

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby, Greg Honnold, Cathy Leyva, Craig Nicholson, (All Board Members present),

Mr. Fahrbach (unit 233), Ms. Kriech (unit 333), Ms. O'Neill (unit 239), Ms. Mautone (unit 103), Ms. Sloan (unit 310), Mr. Zuk (unit 219),

James Nguyen (Bartlein and Co., Inc.), and Bill Bold (Scribe)

Request By Owners in Attendance:

- Ms. Fahrbach (233) and Ms. Kriech (333) discussed a **dry rot repair** at their units with the Board.
- Ms. O'Neill (239) asked the Board to remove the motorcycle parking spot at building 7630, as it prohibits the use of her assigned parking spot when vehicles are (illegally) parked in the motorcycle space. The Board will review.
- Ms. Mautone (103) discussed the possibility of scheduling the Board meetings for alternate times, such as weekends. Ms. Mautone also noted signs of mice/rats in the buildings (walls/ceilings).
- Ms. O'Neill (310) asked the Board for a code for entry at the auto entrance gate.
- Mr. Zuk (219) commented on the "Homeowner Resolution" (number of renters at the Grove).
- Homeowner McNees (232), via correspondence, requested permission to install a **lattice screen** on their patio. Board approved.

The **July Board meeting minutes** were reviewed and **approved** as presented.

The **Treasurer's Report** included the following totals:

Total income	\$90,867.52
Operating expenditures	23,785.11
Reserve expenditures	10,000.00
Transfer to reserve	52,082.41
YTD special assessment fees received	167,100.00
Total assets	\$260,983.42

The Board **approved** the July Treasurer's Report as presented.

Committee Reports:

- Ms. Mason gave the Board an update on activities with the **siding** class action suit. The option of hiring an independent building inspector was discussed and tabled until next meeting. D. Baxter will investigate.
- C. Leyva reported she surveyed the condition of **landscaping** at the development, A. Gonzalez from Progressive Landscaping missed a meeting with CL, Ms. Leyva noted a leaf blower complaint, condition of the utility doors and the apparent return of the lerp psyllid pest. M. Ashby reported no new responders to the RFP.

Old Business

- Progressive Care will provide the **creek bed restoration** for the original bid price.
- The Board approved the **gutter/roof repair** at unit 330 (7626), Seaview Construction T&M.
- Asphalt repair schedule: Repairs: Aug. 29, 30, Sept. 1, 2; Sealing: Oct. 10-12.
- G. Honnold noted: No Fire Dept inspection yet for area near SPRR tracks; Ped. Bridge needs resurfacing; Bamboo rollup shades appearing on balconies: Pagoda lights too easy to kick over; Trash/recycling modification to be done at 7610; Bikes removed at ext. painting will be disposed of in one month.

New Business

- At G. Honnold's request, the Grove **Insurance Agent's** name and contact information will be posted on the Grove website.
- The Board discussed, tabled obtaining an onsite **security guard** (pool area).
- The **pool gate** and a number of other items require repair, bids will be obtained.
- The Board approved the removal of the **cement pole at the motorcycle parking space** at building 7630.

(At this time, the Board adjourned to **Executive Session**)

The July meeting was **adjourned** at 8:44

The next Board meeting is scheduled for **Thursday, September 8, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Board of Directors Meeting September 8, 2005 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby,
Cathy Leyva,
Greg Honnold,
(All Board Members except Craig Nicholson present),
Mr. Rauch (Homeowner, unit 351),
Ms. Gross (Pool Manager/ unit 332)
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

Mr. Rauch (unit 351) discussed Phase One **pavement, deck repairs, Grove finances and creek bed restoration** with the Board.

Ms. Hall (unit 351) suggested the Board consider a **Preventative Maintenance Study**.

Mr. Honnold (unit 256) requested permission to install **lattice screens** at his front entry and patio. The Board **approved** this request.

The **August meeting minutes** were reviewed and approved as presented.

The **Treasurer's Report** included the following totals:

Total income	\$184,392.00
Total expenditures	57,489.03
Transfer to Reserve	83,094.99
Total assets	\$379,057.02

The Board **approved** the August Treasurer's Report as presented.

After a brief discussion, the Board **approved redistributing** the balances in the Savings Accounts as follows:

Transfer \$40,000.00 from Comm. West Bank to Los Padres Natl. Bank,
(From the Los Padres Natl. Bank acct) invest \$80,000.00 in CDAR accounts, and
\$20,000.00 each into four CDAR accounts: 1 yr., 9 mos., 6 mos., and 3 mos.

Committee Reports:

- **Siding** Restitution Claims: Ms. Mason reported the Court appointed an independent inspector to inspect the buildings during the first week of October.
- C. Leyva met with A. Gonzales (Progressive Care) and discussed various items of **Landscaping Maintenance**.

- D. Baxter reported on a meeting with Elwood School Superintendent regarding improvements the school will make to prevent **rainwater runoff** to the Grove.
- The Board approved Bill Bold assuming the paid position of **Webmaster** for the Grove website, effective Oct. 1, 2005.

Old Business

J. Nguyen reported on a number of issues to the Board:

- Progressive Care will start work on the **creek bed** restoration Sept. 12, 2005.
- **Deck repair** in progress: units 219, 224, 319, and 324. Fuentes painting will paint these areas in groups of four.
- **Asphalt repair** project to start on schedule: Oct. 10 through Oct. 12.
- Response to Owner **Information Form** still significantly incomplete.

G. Honnold reported on a **meeting** with the Fire Dept. concerning **eucalyptus debris** along SPRR to Grove boundary. Will seek cleanup bid from Progressive Care.

An article will post on the Grove website concerning recent **sidewalk repairs**.

The Board approved disposing of the remaining **bicycles abandoned** at the Grove.

New Business

The Board requested quotes for **sauna paneling** replacement, and **pool gate/lock** system replacement. Approved the placement of a "NO COOKING OR BARBEQUING IN THE POOL AREA" **sign**. Ms. Gross reported on the recent annual Health Permit inspection (Permit renewed).

A request from the owner of unit 209 to **extend the patio** slab with "pavers" was denied.

The Board discussed a standard for patio rollup-type **shades** – tabled until Oct. meeting.

G. Honnold asked for a reminder to the Janitorial service to **refill all soap dispensers**.

(At this time, the Board adjourned to **Executive Session**)

The Sept. meeting was **adjourned** at 8:28.

The next Board meeting is scheduled for **Thursday, October 13, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Board of Directors Meeting October 13, 2005

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:13 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby,
Cathy Leyva,
Greg Honnold,
Craig Nicholson
(All Board Members present),
Mr. Rauch (Homeowner, unit 351),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

Correspondence:

In a letter to the Board, Ms. Jasso (unit 328), requested the gardener's use of "**leaf blowers**" be restricted. No actions taken.

In a letter to the Board, Mr. Avila, of #116, described the noise generated by **wood floors** in the unit above his. James will write a letter to him suggesting that he'd contact the neighbors and deal directly with them. A short paragraph will be included in the newsletter.

The **September meeting minutes** were reviewed and approved as presented.

The **Treasurer's Report**, attached to the agenda, included the following totals:

Total income	\$107,392.52
Total expenditures	71,967.53
Transfer to Reserve	120,424.99
Transfer from Reserve	40,000.00
Total assets	\$404,731.97

The Board **approved** the September Treasurer's Report as presented.

Committee Reports:

- **Siding** Restitution Claims: Ms. Mason reported significant positive progress with the independent inspector and claims administrator.
- C. Leyva reported on various items of **Landscaping Maintenance**, including suggested installation of "deterrents" to discourage bike riding in landscaped Common areas near bldg. 7632, and homeowner's installation of concrete "pavers" to extend patio at bldg. 7636.

Old Business

- Progressive Care will finish work on the **creek bed** restoration the third week in October.
- **Deck repair** in progress: units 244, 322, 323, and 344. Fuentes painting will paint as required when there's a group of four completed, all having the same color. The Board discussed scheduling of upcoming deck repairs. The Board approved the request for Sea View to have two crews on the deck repairs to speed up completion.
- **Asphalt repair** project to start on schedule: Oct. 10 through Oct. 12.
- The Board discussed new options for **auto entry gate access** systems, as presented by G. Honnold. Representatives from the Board will meet with Perimeter Security Systems on Nov. 9, 2005 to discuss options further.
- Newsletter items: pet policy; tow-away red zone; bicycles to park in designated area.

New Business

The Board **discussed**:

- The proposed **2006 Budget** and approved the final draft with the increase in monthly Association fees to \$290.00, effective Jan. 2006.
- Allowing installation of **sunscreens** (patio shades), but tabled the issue, pending research on CC&R regulations.
- Possible replacements for landscaping lights (**pagoda lights**). Board reviewed catalogs provided by electrician. Issue tabled pending additional information.

The Board **approved**:

- Planting **trumpet vines** on a section of split-rail fence near the entrance to unit 244.
- G. Honnold's suggestion to secure a copy of the Grove's **architectural plans** for safekeeping in the Assn. Records Room (in the Meeting Room).
- **Annual Audit** and tax returns by Purdy & CPA (fee \$1,125.00).
- Renewing membership in **South Coast H.O.A.** (fee \$60).

The Board confirmed its earlier approval for additional **display boxes** (glass enclosure) to be installed at the mailbox kiosks (C. Leyva will follow up).

(At this time, the Board adjourned to **Executive Session**)

The Oct. meeting was **adjourned**.

The next Board meeting is scheduled for **Thursday, November 10, 2005 at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Emergency Board of Directors Meeting

October 20, 2005

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the special meeting to order at around 4:30 pm. The meeting was held at the offices of Bartlein & Company, Inc. (3944 State St. #200).

Also in attendance were:

Michael Ashby,
Cathy Leyva,
Greg Honnold,
Craig Nicholson,
Bob Bartlein & James Nguyen, Property Managers

Bob explained the various options and different scenarios. After discussion, Greg moved to settle the suit for \$500. Dan seconded. Unanimous.

It was agreed that Jim Smith should ask Ms. Li's attorney if Ms. Li would also settle the Small Claim Case that is pending. Not contingent on the settlement of the towed vehicle.

The Special Meeting was adjourned at around 5:10PM.

Eucalyptus Grove Homeowners Board of Directors Meeting November 10, 2005 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:04 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby,
Cathy Leyva,
Greg Honnold,
Craig Nicholson
(All Board Members present),
Ms. Ortiz (Homeowner, unit 130),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

Ms. Ortiz discussed **patio extension** (step stones or "pavers") with the Board. The Board stood by their request for the removal of the extension at Ms. Ortiz's unit and reminded the Homeowner that the Board must approve any exterior alteration or alteration to Common Area. Owner will comply.

The **October meeting minutes** were reviewed and approved as presented.

The **Treasurer's Report** included the following totals:

Total income	\$154,320.00
Total expenditures	77,312.06
Transfer to Reserve	82,007.94
Total assets	\$505,962.07

Greg Honnold noted that one of recently created **CDARS accounts** was mistakenly opened as a 3 month note (instead of 6 month). The Board requested J. Nguyen contact the bank and make this change.

The Board **approved** the October Treasurer's Report as presented.

Committee Reports:

- **Siding** Restitution Claims: Ms. Mason reported continued positive progress with the claim process. Sea View Construction will obtain a section of the front wall siding (along Hollister Ave.) to be used for the claim process.
- C. Leyva reported on various items of **Landscaping Maintenance**, including a "Priority List" for actions by Progressive Landscaping. The Board discussed the bid from Progressive for tree trimming and repair/upgrade of decomposed granite walkways. The Board approved the tree-trimming bid proposed by Progressive

Landscaping and asked Ms. Leyva to work out a prioritization of trimming with Progressive. A railing was installed at bldg. 7632 as a bicycle deterrent. A letter will be sent to Southern Pacific Railroad requesting removal of tree debris, which has built up along the Grove boundary fence.

Old Business

- The Board requested a new bid for the “Second Phase” of the **creek bed repair** (South, to the reinforced grate area at Monarch Lane).
- **Deck repair** in progress: building 7620 completed, 7630 and 7632 are next in line. Two crews are currently working on the decks.
- The Board continued discussions on new options for **auto entry gate access** systems. The Board requested a quote for a complete package as well as a line item price from Perimeter Security Systems.
- The Board reviewed, but did not approve the bid from Sea View for replacement of all **unit display numbers** (on exterior of buildings).
- The Board tabled action on **patio shades** as presented by G. Honnold until next month.

New Business

- The Board approved the **staircase repair** at unit 312 (bldg. 7606), to be carried out by Sea View construction.
- The Board approved scheduling the **Annual Homeowners Association Meeting** for 1/12/06 (pending) at the South Coast Inn. J. Nguyen to make arrangements.
- The **Annual Management Disclosure** was presented to the Board.
- The Board discussed a problem G. Honnold encountered in refinancing his unit, which was apparently delayed by difficulties in obtaining information on the on-going suits. His lender wanted specific information and was referred to deal with the Association attorney (at his cost).
- C. Leyva alerted the Board to an increase in parking vehicles in the “red curb” areas. The Board asked J. Nguyen to contact a towing company to perform “sweeps” at the Grove. The board will revisit this item next meeting.

(At this time, the Board adjourned to **Executive Session**)

The November meeting was **adjourned** at 8:02 pm.

The next Board meeting is scheduled for **Thursday, December 15, 2005, at 6:00 pm**. Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.

Eucalyptus Grove Homeowners Board of Directors Meeting December 15, 2005 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:02 pm. The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Michael Ashby, Cathy Leyva, Craig Nicholson, (All Board Members except Greg Honnold present),
Ms. Jervis (unit 215), Mr. Rauch (unit 351),
James Nguyen (Bartlein and Co.),
Bill Bold (Scribe)

- Ms. Jervis (215) requested the board approve the installation of a "Privacy Screen" (trellis) on the patio of this unit. The Board approved the request.
- Mr. Rauch (351) discussed creek bed repairs, Professional fees (Budget item), and posting of Board Meeting minutes on the Grove website.

The November Board **meeting minutes** were reviewed and **approved** as presented.

The **Treasurer's Report** included the following totals:

Total income	\$86,385.00
Total expenditures	74,525.73
Transfer to Reserve	71,859.27
Transfer to Reserve	50,000.00
Total assets	\$508,381.77

The Board **approved** the November Treasurer's Report as presented.

The Board approved **transfer** of \$50,000 from the Community West Bank account to each of two CDARS accounts, which were **renewed** for a year at this time.

Ms. Mason gave the Board an update on activities with the **siding** class action suit.

Committee Reports:

C. Leyva reported she surveyed the landscaping with A. Gonzalez from Progressive Landscaping. Issues addressed:

- Tree trimming at building 7610;
- (Replacement) tree planting;
- Sand bags at unit 240 (bldg 7630);
- Clearing leaves from carports;
- Replacing bender boards on walkways, repairing crushed granite walkways.
- Rat trap status at building 7634 (exterminator to pull and replace all);
- Leaving pet food outdoors;

- Repair/replacement of bi-fold utility closet doors at building 7634 (put out for bids).

Creek bed repair:

The Association has received the permit fee refund from the city of Goleta. Second phase of repairs discussed by the Board; work put out for bids.

Deck repair:

Sea View construction to continue work starting the second week of January.

The Board **approved** the installation of a new **auto entry gate** (security) **system** from Perimeter Security systems, subject to Dan's discussion with contractor to clarify a few items..

The Board put a deadline of Jan. 31, 2006 for the **removal of stones** in the common area around unit 130 (bldg. 7636).

The Board **approved** the draft of a letter authorizing BJ's Towing to **tow** unauthorized **vehicles** from the Grove.

Security Patrol service at the pool was discussed and tabled until warmer weather.

New Business

The Board discussed placing unit numbers on the **mailboxes** and repairs to broken mailbox doors. James will put the Post Office phone number in the newsletter for people to call about problems with their mailboxes.

(At this time, the Board adjourned to **Executive Session**)

The December meeting was **adjourned** at 8:30 pm

The next meeting is the Annual Meeting scheduled for **Thursday, January 12, 2006 at 6:00 pm.** at the **South Coast Inn** (Meeting Room), **5620 Calle Real, Goleta.** A short board meeting will follow.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise noted.